

March 30, 2006

MEMORANDUM

TO: Mr. Steve Murray, P.L.S. - Tippecanoe County Surveyor

FROM: David W. Eichelberger, P.E. - CBBEL, Indianapolis

PROJECT: **Faith Baptist Church Community Center
CBBEL Project No. 02-038 (EX)**

DEVELOPER/OWNER: **Faith Baptist Church of Lafayette**

LOCATION: **40° 25' 10" Latitude
-86° 47' 48" Longitude**

RECOMMENDATION: **Final Approval with Conditions**

A Community Center will be constructed at the Faith Baptist Church which is located on the northeast corner of State Road 26 and County Road 550 East. Additional church campus improvements include: a parking area east of the community center, a detention pond sediment forebay, the extension of an existing entrance drive at State Road 26, and installation of storm sewers. The forebay will provide water quality pretreatment of storm sewer runoff from the proposed parking area into the existing detention pond. Curb inlets at the entrance drive will connect to an existing storm sewer line outletting at the pond.

Based on information available to CBBEL, it does not appear that any Tippecanoe County Regulated Drain exists at or near the project site. There are no regulated drain outlets, crossings, or encroachments proposed with this development. Runoff from the site eventually discharges to Berlowitz Ditch.

This project was previously reviewed in a memorandum dated March 24, 2006. After a review of the most recently provided information, CBBEL recommends final approval of the stormwater management plan with the following conditions:

Variances

There are no variance requests proposed for this project.

Stormwater Quantity

1. The project plans and drainage report must be certified by a registered professional.
2. The benchmark reference noted on the plans should include the vertical datum (NGVD 1929 or NAVD 1988) of the benchmark.

Stormwater Quality

1. The applicant still must complete and submit the "Commercial Property Recorded Master Covenant and Agreement Regarding On-Site BMP Maintenance and Drainage".

2. A final, separately bound Operation and Maintenance Manual must still be submitted.
3. A construction entrance detail should still be provided.
4. Straw bales are not an appropriate measure for sediment control of curb inlets. The applicant should consider the use of other measures, such as block and gravel or sandbag curb inlet protection, using details and specifications as found in the "Indiana Handbook for Erosion Control in Developing Areas". Details and specifications from the "Indiana Handbook for Erosion Control in Developing Areas" should be used for the straw bales protecting yard inlets. The erosion and sediment control legend on Sheet C-107 should be updated to reflect the revised curb inlet protection measures.
5. The Stormwater Pollution Prevention Plan (SWPPP) Elements listing - Sections A, B, and C should still be added to the Erosion Control Plan. Items A19 and A23 of the SWPPP Elements should be checked for non-applicable references.

General Conditions

1. The applicant must present the project at the Tippecanoe County Drainage Board meeting for the project to be considered for approval.
2. The applicant must pay any final drainage review fees per Ordinance 2005-04-CM and submit a letter to the County Surveyor's Office stating that these fees will be paid.
3. The applicant must pay the Phase II stormwater program fees.
4. The applicant should obtain approval from the Tippecanoe County Highway Department for all work proposed within future right-of-way areas.
5. All listed issues must be completely addressed before final plan approval and sign-off will be granted by the County Surveyor's Office.

No error or omission in either the plans, calculations or applications (whether said plans, calculations or applications have been reviewed by the review engineer or not) shall permit or release the applicant and designer from constructing this work in any other manner than that provided for in the County Ordinance.

pc: The Schneider Corporation

DWE/jjd

M02-038EX2.DOC